

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7-536

Orleans

N

EAS.253,
254

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (month / year): April 2025

Town/City: EASTHAM

Place: (*neighborhood or village*): Campground Road Area

Address: 90 Bay Road

Historic Name: Roscoe and Catharine Horton House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1927-1930]

Source: Title records, Eastham Tax Commitment Books

Style/Form: Craftsman/ Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

One-bay garage (early-mid 20th c., Photo 2, EAS.254)

Major Alterations (*with dates*):

None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.34 acres

Setting: This property is located on a small parcel bounded on the west by Bay Road and on the north by Gile Road. The surrounding area was subdivided with small cottage lots starting in the early-20th century, and now includes modest cottages and houses from the early-20th to the early-21st centuries. The house faces and is set close to Bay Road on this level parcel. A clamshell driveway leads to a garage south of the house. The parcel is informally landscaped with lawn and mature trees.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

90 BAY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a modest but intact example of a Craftsman bungalow. The house has a 1½-story, side-gable form with a fairly low-pitched roof. An open porch, set within the front roof slope, has shingled half-walls and simple square posts. The house rests on a raised concrete block foundation. The elevations are clad in weathered wood shingles with plain cornerboards. The roof is clad in asphalt shingles with modestly projecting open eaves. A deck spans much of the rear elevation. Fenestration includes wood, single-glazed 2/2 double-hung sash, which may be original, along with modern, thermal 1/1 replacement windows. The centered front door is also a replacement.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the early subdivisions at the west end of Campground Road was recorded in 1915 by Robert E. Horton, who was then living in Boston (Figure 2).¹ The 64-lot subdivision created what is now the northern portion of Bay Road, Gails Way, Marions Way, and the southwester portion of Gile Road. It was one of three subdivisions he registered. Robert E. Horton, whose father Robert R. Horton, had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting the area's first subdivision by Alonzo Higgins. The land Horton bought had belonged to farmers Barnabas K. Mayo and William H. Nickerson in the 19th century.

This property sits on Lots 56 and 57 of that 1915 subdivision. In 1923, Robert Horton sold Lots 56 and 57 to Roscoe M. and Catharine G. Horton of Quincy. The likely familial is not yet known (there were 11 Horton households in Eastham alone on the 1929 Directory). Roscoe M. Horton (188-1964) married Catharine Grace Divoll (1884-1973) in Worcester in 1915. According to census records, they lived in Quincy after marrying, and he worked as an office manager for a wool company.

¹ Barnstable County Registry of Deeds, Plan Book 3/ Page 17.

This house has an Assessor date of 1934, but the house may be a little older. Eastham Tax Commitment Books can assist in identifying the taxable assets. The 1927-1929 Tax Books are missing, but the 1930 Tax Commitment Book assessed Catharine Horton for a cottage valued at \$1,000 and a garage. This would mean the house was built sometime between 1927 and 1830. The property was inherited by their daughter, Catharine H. McCloskey, who was living in North Eastham in 1989 when she conveyed it into a family trust.²

BIBLIOGRAPHY and/or REFERENCES

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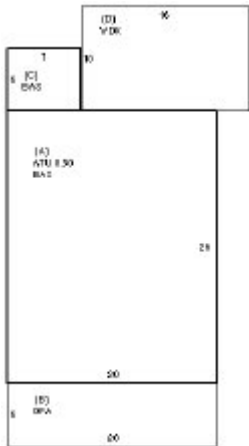


Figure 1. Assessor Sketch.



Photo 2. View looking northeast.